



Warrender Way Ruislip HA4 8ED



32 Warrender Way, Ruislip, Middlesex, HA4 8ED

£850,000

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this immaculately presented four bedroom semi detached home with potential to extend subject to the usual planning constraints. Situated in this most desirable location this family home briefly comprises: Front aspect reception room which flows effortlessly into the dining room, fitted kitchen, modern family bathroom, loft conversion with master bedroom and en suite shower room as well as walk in wardrobe. The property benefits include: downstairs cloakroom, off street parking, gas central heating, double glazing, garage and private large rear garden. Situated close to Ruislip High Street with its local restaurants, shops and transport facilities. It is also close to Ruislip Manor and Eastcote underground stations, both served by the Metropolitan and Piccadilly line which offer regular and speedy connection to Baker Street and the City. The property is also ideally set for local schools including Bishop Ramsey and Warrender.

ENTRANCE HALL

Side aspect double glazed frosted window, laminate effect flooring, radiator, stairs to first floor landing, under stair storage housing meters, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, vanity unit incorporating wash hand basin, low level wc.

THROUGH LOUNGE

Front aspect double glazed half bay window with blind attachment, laminate effect flooring, coved ceiling, downlighting, radiator, leading to:

DINING ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, laminate effect flooring, coved ceiling, downlighting, radiator.

KITCHEN

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, tiled flooring, part tiled wall, downlighting, a range of base and eye level units, inset sink with drainer, cupboard housing boiler, a range of integrated appliances including: oven with four gas hob rings and extractor hood, fridge freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, downlighting, storage cupboard, doors to:

BEDROOM TWO

Front aspect double glazed half bay window, a range of built in wardrobes, radiator.

BEDROOM THREE

Rear aspect double glazed window, laminate effect flooring, radiator, a range of built in wardrobes.

BEDROOM FOUR

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, stand in shower cubicle, vanity unit incorporating wash hand basin, tiled enclosed bath tub with shower attachment, low level wc, heated towel rail.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, eaves storage, downlighting, door to:

BEDROOM ONE

Rear aspect double glazed double door to Juliet balcony, sky light x 2, downlighting, eaves storage, radiator, double doors leading to walk in wardrobe, door to:

ENSUITE

Rear aspect double glazed frosted window, tiled flooring, tiled walls, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Decked area, mainly laid to lawn, panel enclosed fence, side access, door to:

GARAGE

Up and over door.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly

Eastcote (0.6 miles) - Metropolitan/Piccadilly

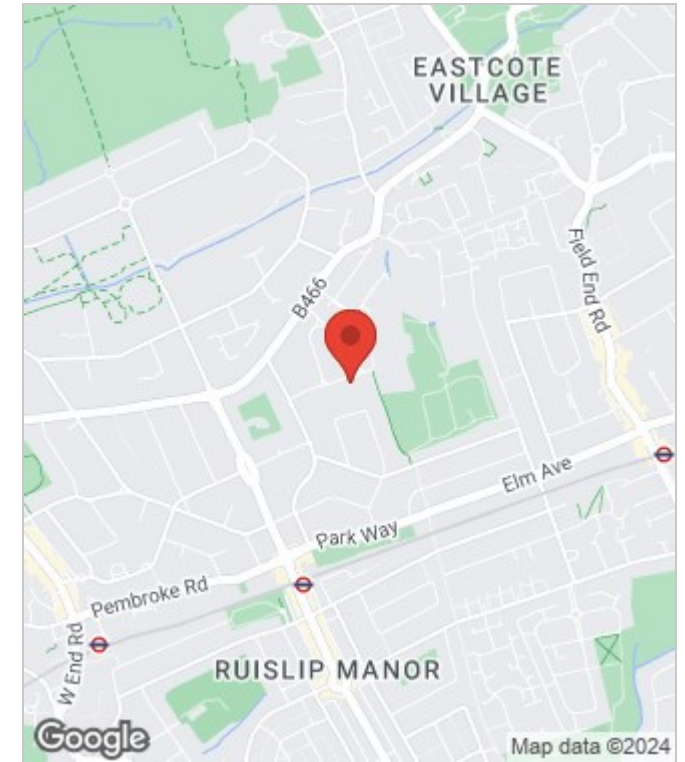
West Ruislip (1.3 miles) - Central line/Chiltern Railways



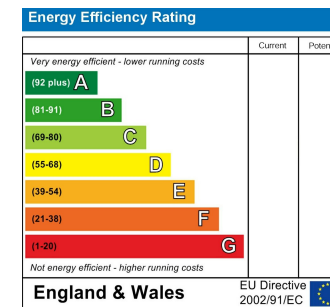
Floor Plans



Area Map



Energy Performance Graph



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